

WELL STREET, LONDON, E9

£32,000

Goldman Greg are delighted to offer this ground floor commercial premises located in a prominent corner position off Well Street and Shore Road and just a short walk from London Fields. The premises offers a fully fitted space currently used as a tattoo parlour with open plan workspace, as well as 4 separate partitioned rooms.

The Property is well connected with London Fields over-ground station 0.3 miles north west, Hackney Central Railway Station located approximately 1 mile north west, Cambridge Heath Railway Station located 0.7 miles south and Homerton over-ground station located 1.1 miles north east. There are also a number of bus routes into Central London on Mare Street just a short walk away.

There are excellent amenities including retail shops, hotels, restaurants, pubs and bars on Mare Street, Westgate Street, and London Fields only a short distance away.

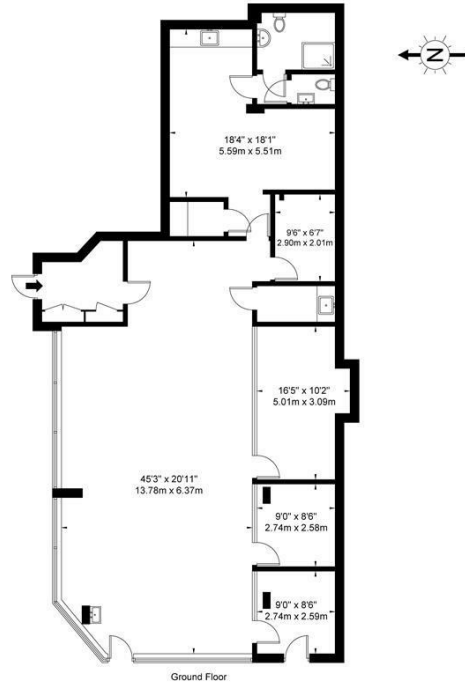
The property boasts benefits such as an abundance of natural light, exposed ceilings, perimeter trunking, air-conditioning, suspended lighting, 3 meter floor to ceiling height and 3-4 car parking



Goldman Greg

No Regrets Tattoo Studio, Well Street, E9 7PX

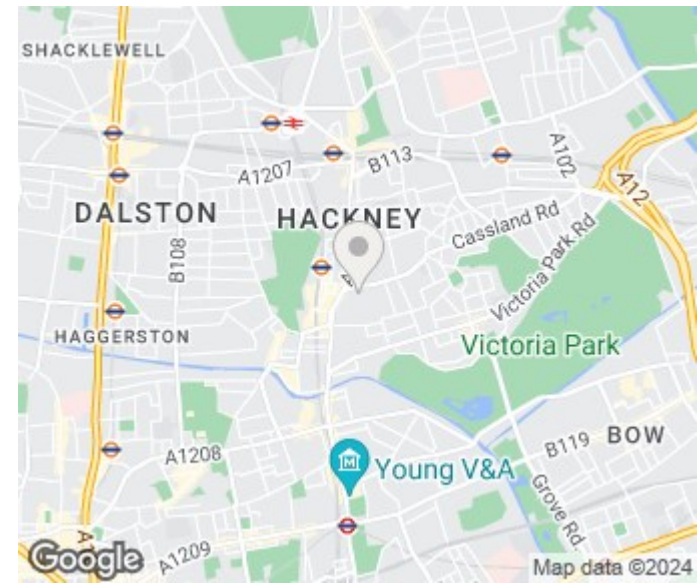
Approx. Gross Internal Area = 165.3 sq m / 1779 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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